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COND/2020/0137

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**LOCATION:** Sheerwater Estate, Albert Drive, Sheerwater, Woking

**PROPOSAL:** Partial approval of details pursuant to Condition 16 (Construction and Environmental Management Plan (CEMP)) for Phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

**APPLICANT:** Gilbert Ash

**OFFICER:** Joanne Hollingdale

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### **REASON FOR REFERRAL TO COMMITTEE**

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

### **SUMMARY OF PROPOSED DEVELOPMENT**

This conditions application seeks approval of details pursuant to Condition 16 of planning permission PLAN/2018/0337 relating to the Construction and Environmental Management Plan (CEMP).

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

### **RECOMMENDATION**

**APPROVE** details submitted.

### **SITE DESCRIPTION**

This conditions application relates to the second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes and is due commence early next year. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

### **PLANNING HISTORY**

The most relevant planning history for this application is as follows:

**PLAN/2018/0337** - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents

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units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units.), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

### **PROPOSED DEVELOPMENT**

This conditions application seeks the approval of details pursuant to Condition 16 of planning permission PLAN/2018/0337 relating to the Construction and Environmental Management Plan (CEMP) for phase Red only.

Submitted with the application is a Construction and Environmental Management Plan (CEMP) which also includes demolition and covers matters such as site logistics and set up, construction sequence, access arrangements, hours of work and delivery times, dust management, measures to control noise and vibration, measures to prevent ground and water pollutions, storage of fuels/chemicals etc., temporary lighting, ecology, site hoarding, community liaison and complaints procedure.

A Dust Management Plan (DMP) has also been submitted as this also forms part of the CEMP and assesses the potential for dust from construction activities and sets out mitigation measures to minimise to reduce dust emission impacts e.g. soft strip of buildings, water suppression, avoid techniques likely to create dust, use covers for topsoil, ensue storage of materials e.g. sand and cement is appropriate to e.g. store in containers, wheel washing, use coverings on vehicles, road cleaning and use of dust suppressants. Dust monitoring will also be undertaken e.g. visual inspection/assessment of dust generation during the day and automatic dust monitoring. Reports of dust monitoring will be available on request and will include monitoring results (against level specified in DMP) and details of complaints received.

### **CONSULTATIONS**

**SCC County Highway Authority:** The reference to permissions for temporary closures has been corrected to state these are for the consideration of SCC. The hoarding plan has not been revised however this will be considered in full during the hoarding licence application (required from SCC) and thus does not warrant further adjustment. On this basis, no further requests for adjustment.

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**Natural England:** No comments as the CEMP identifies measures to avoid the killing or injury of bats during demolition. Demolition must be undertaken in accordance with the conditions of the European Protected Species Licence issued by Natural England.

**WBC Contaminated Land Officer:** No further comments [*Officer note: Following earlier alterations to the text of the CEMP*].

**WBC Environmental Health Officer:** Comments/queries were made on the first version of the CEMP. These comments were addressed by the second version of the CEMP except for comments relating to hours of working. The third version of the CEMP altered the wording for the hours of work to which the EHO commented - It now states that no noisy working will take place after 18.00 Mon-Fri and after 13.00hrs Saturdays which, whilst it does not cover any early morning noisy starts, at least goes some way to address the matter. In the event that noisy working did start one hour earlier than the standard hours without good cause, and which resulted in noise complaint, action is possible under Control of Pollution Act 1974 if necessary.

**WBC Drainage and Flood Risk Engineer:** No objections to the information submitted in relation to this condition however the specified drainage details will not be sufficient for those details required by Condition 20 (surface water drainage) which will require a construction method statement to be submitted to comply with that condition. [*Officer note: Details pursuant to condition 20 are currently under consideration under application COND/2020/0177*]

**WBC Arboricultural Officer:** No comments to make.

**Surrey Wildlife Trust:** Phase Red is located away from the Basingstoke Canal SSSI and therefore concerns relating to environmental and ecological impacts on this nationally protected site is significantly reduced due to distance buffering. The reference to the presence of bat roosts in buildings scheduled for demolition is noted and it is re-iterated that on site works should only proceed in strict accordance with the EPS licence which must be obtained from Natural England prior to the commencement of works. The Council has sufficient information to discharge the condition for phase Red.

### **REPRESENTATIONS**

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification.

### **RELEVANT PLANNING POLICIES**

Woking Core Strategy 2012

CS7 – Biodiversity and Nature Conservation

CS9 – Flooding and Water Management

CS21 – Design

### **PLANNING ISSUES**

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 17.
2. The main points of the CEMP include:

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- Site arrangement – including position of site hoarding and welfare units (double storey) sited outside tree protection areas and away from nearby residential dwellings;
  - Details of demolition and construction works;
  - Working hours - standard working hours specified with no deliveries during peak school drop off and pick up and out of hours working (except emergencies) subject to prior agreement;
  - Measures to minimise noise and vibration and the keeping of such documentation records;
  - Measures to prevent ground and surface water pollution e.g. prevent erosion and run-off, cover drainage, use non-toxic paints and solvents where possible, no burning of materials on site;
  - Measures to minimise/avoid impacts on ecology e.g. need for a EPS licence in respect of bats;
  - Appropriate use of temporary lighting – providing a uniform lux level of 5lux and use of a programmable timer to negate inconvenience to local residents and ecology;
  - Details measures for reducing and storing of waste etc.; and
  - Details community liaison e.g. communication with local residents e.g. newsletter and sets out a complaints procedure.
3. The CEMP is considered to contain all of the information to address the requirements of the condition and the information is appropriate to this type of development. The proposed site hoarding will follow the phase boundary, except for the early part of the construction, where the eastern boundary will be inset from the phase boundary line to enable parking to occur in Dartmouth Green. Only for the later part of the construction will the site hoarding be moved to the phase boundary to enable the construction of the access and parking for this part of the phase. This is considered to offer a pragmatic and balanced approach to allowing continued access to Dartmouth Green during the early part of the construction period.
4. In respect of the DMP submitted, this document contains all of the information required for a DMP for a development of this type. It should also be noted that a similar CEMP and DMP were utilised for the demolition and construction of phase Purple.

### **CONCLUSION**

5. In light of the above information and the consultee responses, the details submitted are considered acceptable and would meet the requirements of Condition 16. The submitted details would also comply with Policies CS7, CS9 and CS21 of the Woking Core Strategy 2012. The details submitted are therefore recommended for approval as noted in the recommendation below.

### **BACKGROUND PAPERS**

File - COND/2020/0137

### **RECOMMENDATION**

It is recommended that details submitted are **APPROVED** as follows:

Details approved are:

- Revised Construction and Environmental Management Plan (CEMP) by Gilbert Ash, received on 04.02.2021, except for text in the 4<sup>th</sup> paragraph on page 16 (see note

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- below) and the site hoarding position as shown on any Gilbert Ash Plan (the site hoarding position is as shown on the Link Engineering plans);
- Red Phase Site Hoarding Line plans: Week 1-30 (SHE-LE-HAD-XX-DR-CE-SK07 Rev B); Week 30-80 (SHE-LE-HAD-XX-DR-CE-SK07 Rev B) and Week 80-96 (SHE-LE-HAD-XX-DR-CE-SK07 Rev B); received on 04.02.2021; and
  - Dust Management Plan by MLM (779185-MLM-ZZ-XX-RP-J-0001 Revision C01) received on 30.10.2020 (and also appended to the CEMP).

### **Notes to Applicant:**

The applicant is advised that the permission of any neighbouring landowner is required before any site hoarding can be installed on land owned by others.

The applicant is advised that the text in the 4<sup>th</sup> paragraph on page 16 is not approved as this text is erroneous and does not match the text elsewhere in the document or the approved CTMP and no contractor parking is permitted in the community centre car park.

The applicant is advised that in relation to works within Tree Root Protection Areas (RPAs) and in relation to protected species, the approval given by the LPA pursuant to conditions 39, 40, 41, 54 and 57 must also be adhered to.

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.